



Pulpitfield Close Walton On The Naze, CO14 8RT

Situated on the popular Frinton Homelands Development and being offered with NO ONWARD CHAIN, Sheen's Estate Agents are pleased to offer for sale this EXTENDED, TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property is in need of modernisation and is conveniently located approximately a quarter of a mile from the Triangle Shopping Centre with shopping amenities and is within one mile of Frinton's mainline railway station, town centre and seafront. The property is being offered with no onward chain and it is the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Extended
- West Facing Rear Garden
- Modernisation Required
- Wet Room
- Garage & Off Road Parking
- Popular 'Homelands' Development
- No Onward Chain
- Council Tax Band - C
- EPC Rating - C



Price £225,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Hallway

Built in airing cupboard housing combination boiler providing heating and hot water throughout. Loft access. Laminate flooring. Radiator. Doors to:



Bedroom One

14'9" x 10'11"

Laminate flooring. Radiator. Sealed unit double glazed window to front.



Bedroom Two

13'8" x 8'2"

Laminate flooring. Radiator. Sealed unit double glazed window to front.



Wet Room

Suite comprises of low level WC. Wash hand basin with mixer tap. Electric shower attachment with soak away. Fully tiled walls. Vinyl flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to side.



Lounge

17' x 10'11"

Brick fireplace with stone hearth and gas point connection. Two radiators. Sealed unit double glazed sliding patio door leading to rear garden.



Kitchen/Breakfast Room

20'2" x 12'4"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Cooker to remain with extractor hood above. Further selection of matching units both at eye and floor level. Corner shelving. Plumbing for washing machine and tumble dryer. Space for fridge/freezer. Part tiled walls. Laminate flooring. Wall light. Two radiators. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed door leading to:



Outside - Rear

West facing. Part paved area. Remainder laid to lawn. Concrete ramp with steel bars providing wheelchair access. Beds stocked with shrubs and trees. Private access door to garage (18'8" x 8'8") with power connected. Outside tap and lights. Enclosed by panelled fencing.



Outside - Front

Hard standing concrete area providing off street parking leading to garage with up and over door. Remainder laid to lawn.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C - £1970.52

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

JD/07.25

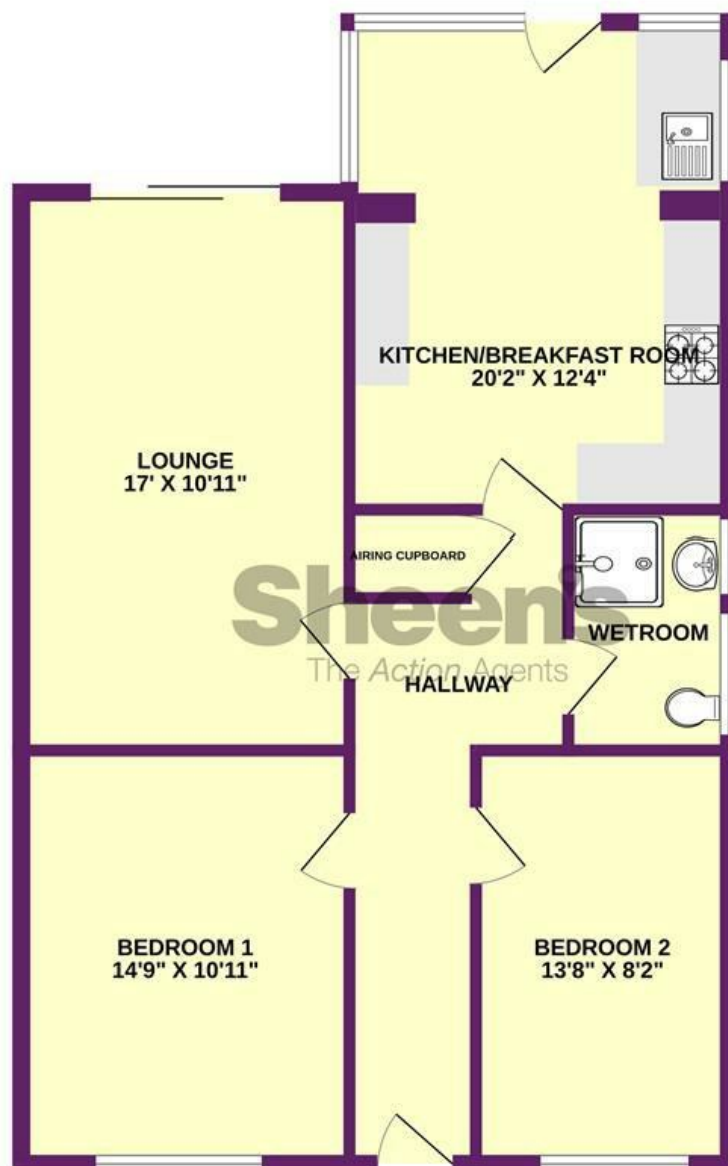
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

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